DOC# 694049
01/05/2015 03:28PM
Official Record
Requested By
STEWART TITLE ELKO
Elko County - NV
D Mike Smales - Recorder
Page: 1 of 7 Fee: $20.00
Recorded By ST RPTT: $7,020.00

694049

APN: 008-330-017; 008-330-004

After Recording, Return To

Clover Valley Ranch LLC
1601 Robinhood Road
Vista, CA 92084

01415-13076

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 26 day of December, 2014, by and between WILLIAM V. RODRIGUEZ and JUDY A. RODRIGUEZ, Trustees of the WILLIAM V. RODRIGUEZ FAMILY REVOCABLE LIVING TRUST, dated November 7, 1991, Grantors; and CLOVER VALLEY RANCH LLC, a Colorado limited liability company, Grantee;

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful, current money of the United States of America, to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to the successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Elko, State of Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference herein.

TOGETHER WITH all water, water rights, dams, ditches, canals, pipelines, head gates, diversions, reservoirs, springs, wells, pumps, pumping stations, rights of way, easements and all other means for the diversion or use of water appurtenant to said property or any part thereof, or now or hereafter used or enjoyed in connection therewith, for irrigation, stock watering, domestic or any other use, or drainage of all or any part of said lands, including vested water rights, permitted water rights, decreed water rights, and certificated water rights arising under the laws of the State

of Nevada, together with all certificates of appropriation, applications, proofs, permits and maps relating to such water and water rights which are appurtenant to the above described real property or any part thereof, or used or enjoyed in connection therewith or with third party domain grazing lands appurtenant or attached thereto, if any without warranty, including but not limited to the following water rights recorded with the Nevada State Water Engineer: Application No. 28107 with Certificate No. 9965 (portion of); Application No. 43069 with Certificate No. 19147; Application No. 71646 with Certificate No. 19596; Application No. 72363 with Certificate No. 19130; Application No, 82477 which is a permit; Application No. 84432; Application No. V01703 which is Decreed and Application No. V01706 which is Decreed.

TOGETHER WITH all pivots, water wheel irrigation systems, wells and equipment attached thereon and all water carrying equipment and improvements thereto, including but not limited to the following:

1 - Reinke Center Pivot - 8 Tower, Mdl 2665, SS# 032197
1 - Reinke Center Pivot - 8 Tower, Mdl 2665, SS# 0404-031597
1 - 100 HP GE Electric Motor, Mdl 5K6267XW3A, SS# GJJ704139
4 - Approx. ¼ mile Wheel-Lines with Briggs & Stratton gas engines;
1 - Wheel mover without engine; Miscellaneous pieces of 3" handline; Wheels for Wheel-lines; and sections of aluminum pipe

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH all fences, corrals, barns to include small manager home on the premises.

TOGETHER WITH all mineral, oil and gas and geothermal rights owned by Grantor.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT TO all rights of way, easements, assessments, reservations and restrictions of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

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IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.

WILLIAM V. RODRIGUEZ, Trustee of the
WILLIAM V. RODRIGUEZ FAMILY
REVOCABLE LIVING TRUST,
dated November 7, 1991

JUDY A. RODRIGUEZ, Trustee of the
WILLIAM V. RODRIGUEZ FAMILY
REVOCABLE LIVING TRUST,
dated November 7, 1991

STATE OF NEVADA)
: ss.
COUNTY OF ELKO)

On this 26 day of December, 2014, personally appeared before me, a Notary Public, WILLIAM V. RODRIGUEZ and JUDY A. RODRIGUEZ, known or proved to me to be said persons, who acknowledged that he executed the foregoing instrument, Trustees of the WILLIAM V. RODRIGUEZ FAMILY REVOCABLE LIVING TRUST, dated November 7, 1991

NOTARY PUBLIC
Commission Expires: October 8, 2018

RACHEL MORGAN
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 10-3328-6
MY APPT. EXPIRES OCT. 8, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01415-13076

PARCEL 1:

TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 17: E1/2; SW1/4;
Section 18: Lots 3 and 4; E1/2SW1/4; N1/2SE1/4; SE1/4SE1/4;
Section 20: NW1/4;

EXCEPTING FROM the NE1/4 of Section 17, TOWNSHIP 36 NORTH, RANGE 62 EAST, an undivided fifty percent (50%) of all oil, gas and other minerals, lying in an under said land, as reserved by ANNA M. NEILSON, a widow, in deed recorded December 10, 1956, in Book 71, Page 49, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Section 18 all that portion of said land as conveyed to James W. Middagh and Karen L. Middagh, husband and wife, by deed recorded November 18, 2010 as Document No. 633404, Official Records of Elko County, Nevada.

FURTHER EXCEPTING FROM Section 18 all that portion of said land as conveyed to James W. Middagh and Karen L. Middagh, husband and wife, by deed recorded March 22, 2012, as Document No. 653410, Official Records of Elko County, Nevada.

FURTHER EXCEPTING FROM Section 17 all that portion of said land as conveyed to Steven P. Safford and Margaretha C. Safford, husband and wife, by deed recorded April 15, 2013, as Document No. 670652, Official Records of Elko County, Nevada.

FURTHER EXCEPTING FROM all of Parcel 1 all coal, oil, gas and other minerals of every kind and nature, lying in and under said land, as reserved by Charles E. Schoer, et ux, in Deed recorded December 30, 1959, in Book 77, Page 544, Deed Records, Elko County, Nevada.

PARCEL 2:

TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 16: W1/2SW1/4;
Section 20: NE1/4; S1/2;

EXCEPTING THEREFROM, a parcel of land in the W1/2SW1/4 more particularly described as follows:

Beginning at Corner No. 1, which is also the west one quarter corner of Section 20, TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M.;

THENCE South along Section line 2,640.00 feet more or less to Corner No. 2, the Southwest corner of

said Section 20;

THENCE East 920.00 feet more or less to Corner No. 3;

THENCE North 1°31'08" West 2,640.93 feet more or less along a fence now in place to Corner No. 4;

THENCE West 850.00 feet, more or less to Corner No. 1, the place of beginning.

Section 28: NW1/4; N1/2SW1/4;

EXCEPTING FROM all of Parcel 2 all coal, oil, gas and other minerals of every kind and nature, lying in and under said land, as reserved by CHARLES E. SCHOER, et ux, in Deed recorded December 20, 1959, in Book 77, Page 541, Deed Records, Elko County, Nevada.

PARCEL 3:

TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M.

Section 16: All that portion of the E1/2; NW1/4 and E1/2SW1/4; Lying westerly of the centerline of the Western Pacific Railroad Company railroad.

Section 18: Lots 5 and 6; SW1/4SE1/4;

EXCEPTING FROM those parcels in Section 16, all the oil and gas, lying in and under said land, as reserved by the United States of America in Patent recorded March 27, 1972, in Book 160, Page 643, Official Records, Elko County, Nevada.

FURTHER EXCEPTING FROM Section 18 all that portion of said land as conveyed to James W. Middagh and Karen L. Middagh, husband and wife, by deed recorded November 18, 2010 as Document No. 633404, Official Records of Elko County, Nevada.

FURTHER EXCEPTING FROM Section 18 all that portion of said land as conveyed to James W. Middagh and Karen L. Middagh, husband and wife, by deed recorded March 22, 2012, as Document No. 653410, Official Records of Elko County, Nevada.

PARCEL 4:

TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M

Section 21: All

EXCEPTING THEREFROM a triangular piece of land in the NE1/4NE1/4 of Section 21, TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M. as conveyed to Western Pacific Railway Company in Deed recorded February 19, 1909, in Book 31, Page 71, Deed Records, Elko County, Nevada, more particularly described as follows:

Being all that portion of the NE1/4NE1/4NE1/4 of Section 21 included within a triangle bounded by the North and East line of said NE1/4NE1/4 and a line connecting said boundary lines running parallel with the center line of the located railroad of the Western Pacific Railway Company, and distant 100.00 feet westerly therefrom.

The said center line of said Western Pacific Railway, in so far as the same extends across the above described property, is particularly described as follows:

Beginning at the point in the North line of Section 21, TOWNSHIP 36 NORTH, RANGE 62 EAST, M.D.B.&M., said point being distant West, along said North line, 400.00 feet, more or less, from the Northeast Corner of said Section 21;

THENCE running South 19°02' East, 1,215.00 feet, more or less, to a point in the East line of said Section 21, said point being distant South, along said East line, 1,150.00 feet more or less, from said Northeast Corner of said Section 21.

PARCEL 5:

Parcels of land located in Sections 17 and 18, Township 36 North, Range 62 East, M.D.B.&M., Elko County, Nevada, being portions of Parcel 2 as shown on the parcel map for David K. and Patricia H. Anderson, on file in the Office of the Elko County Recorder, Elko, Nevada, as File No. 433786, more particularly described as follows:

Parcel 1:

Beginning at the West 1/4 corner of said Section 17, a point from which the Northwest corner of said Section 17 bears North 00°17'04" West, 2576.54 feet, being Corner No. 1, the true point of beginning;

Thence South 89°59'33" East, 1978.87 feet, along the East-West 1/4 section line of said Section 17, to Corner No. 2;

Thence North 86°49'32" West, 3572.60 feet to Corner No. 3, a point being on the Westerly right of way of Nevada State Route 232;

Thence from a tangent bearing South 09°42'40" West, on a curve to the right, with a radius of 9970.00 feet, through a central angle of 01°05'49", for an arc length of 190.88, along the said Westerly right of way of Nevada State Route 232, to Corner No. 4;

Thence South 89°39'19" East, 1622.28 feet to Corner No. 1, the point of beginning.

Parcel 2:

Commencing at the West 1/4 corner of said Section 17, a point from which the Northwest corner of said Section 17, bears North 00°17'04", 2576.54 feet, thence South 89°59'33" East, 2644.36 feet along the East-West 1/4 section line of said Section 17 to Corner No. 1, the true point of beginning;

Thence continuing South 89°59'33" East, 2.33 feet along the said East-West 1/4 section line of Section 17 to Corner No. 2, a point being the center 1/4 corner of said Section 17;

Thence North 00°15'39" West, 36.83 feet along the North-South 1/4 section line of said Section 17 to Corner No. 3;

Thence South 03°21'30" West, 36.89 feet to Corner No. 1, the point of beginning.

EXCEPTING THEREFROM all oil, gas, petroleum and minerals lying and under said land as conveyed to Hugh D. McMullen, et al, by deed recorded August 5, 1954, in Book 66, Page 174, Deed Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas, petroleum or petroleum products lying in and under said land as reserved by George Ralph and Velma Ralph, in deed recorded November 26, 1952, in Book 62, Page 289, Deed Records of Elko County, Nevada.

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Recorded By ST RPTT: $7,020.00

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 008-330-004
   b) 008-330-017
   c)
   d)
2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt.Bldg f) ☐ Comm'l/Ind'l
   g) ☒ Agricultural h) ☐ Mobile Home
   i) ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. Total Value/Sale Price of Property $1,800,000.00
   Deed in Lieu of Foreclosure Only (value of Property) ( )
   Transfer Tax Value: $1,800,000.00
   Real Property Transfer Tax Due: $7,020.00
4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section
   b. Explain Reason for Exemption:
5. Partial Interest Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity Owner
William V. Rodriguez, Trustee

Signature Capacity
CLOVER VALLEY RANCH LLC, a Colorado limited liability company

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	William V. Rodriguez, Trustee et ux	Print Name:	CLOVER VALLEY RANCH LLC
Address:	P.O. Box 626	Address:	1601 Robinhood Road
City:	Wells	City:	Vista
State: NV	Zip: 89835	State: CA	Zip: 92084

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name:	Stewart Title Company	Escrow #:	01415-13076
Address:	810 Idaho Street		
City:	Elko	State: NV	Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED